

26 August 2026

Divyansh Kumar
Planning Compliance Officer
Department of Planning, Housing and Infrastructure
4 Parramatta Square, 12 Darcy Street,
Parramatta NSW 2150

Dear Divyansh,

Barker College – SSD-31822612 – Independent Environmental Audit: Stage 1A Operation

This letter has been prepared by Urbis on behalf of Barker College in relation to the independent environmental audit of Stage 1A works in operation, undertaken in June 2026. This audit was undertaken in accordance with **Conditions D38 – D41** of **Schedule 3** within the approved State Significant Development Application (**SSD-31822612**). Approval was granted by the Department of Planning, Housing and Infrastructure (DPHI) on 20 December 2023 for alterations and additions to Barker College, located at 91 Pacific Highway, Hornsby and 9 Clarke Road, Waitara.

The identified conditions stipulate:

Independent Environmental Audit

D38. Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements (2020).

D39. Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the preparation of an Independent Audit Program or commencement of an Independent Audit.

D40. The Planning Secretary may require the initial and subsequent Independent Audits to be undertaken at different times to those specified in the Independent Audit Post Approval Requirements (2020), upon giving at least 4 weeks' notice (or timing) to the applicant of the date or timing upon which the audit must be commenced.

D41. In accordance with the specific requirements in the Independent Audit Post Approval Requirements (2020), the Applicant must:

- (a) review and respond to each Independent Audit Report prepared under Schedule 3 condition D38 of this consent;*
- (b) submit the response to the Planning Secretary and the Certifier; and*
- (c) make each Independent Audit Report and response to it publicly available within 60 days of submission to the Planning Secretary, unless otherwise agreed by the Planning Secretary.*

The following letter contains Barker's response (**Table 1**) to the findings of the Stage 1A Operational independent audit report and should be read in conjunction with:

- Appendix A (submitted under separate cover) – Stage 1A Operational Audit, prepared by Seventh Sense Sustainability Consultants
- Appendix B (separate cover) – Traffic Audit: TTPP RFI Response, DPHI Approval Documents.
- Appendix C (separate cover) – Notice of Commencement/A31 Notice.
- Appendix D – Auditee Response to IEA Report findings.

In summary, Seventh Sense identified 5 non-compliances and 6 observations, as outlined in **Table 1** below. This letter also constitutes formal notice of the identified non-compliances, as required by Condition A31 of the SSD-31822612 consent. **Table 1** also outlines the proposed measures to resolve the identified non-compliances.

Table 1 A31 – Non-compliances background and actions

Condition	Non-compliance	Response
A26/A27 – annual OTAMP, GTP and PUDO Audits submitted late.	Non-compliance	DPHI has been made aware of background leading to late submission, as part of TTPP's formal RFI response issued 28/05/26 (Appendix B). 2026 Audit due to be lodged in September 2026. 2027 Audit proposed to commence February 2027 to meet required March deadline, with Barker College committed to supporting timely submission.
A31/32 – DPHI to be notified of identified non-compliances in Stage 1A operational audit	Non-compliance	The subject letter forms, in part, the formal A31 notice for the non-compliances identified in the attached audit report and this summary table. Non-compliance with the required traffic auditing timeline was outlined in Appendix B TTPP response, which was accepted by DPHI on 24/06/26 (Appendix B). As per Table 2, TTPP is preparing to commence the 2027 audit in February 2027 to meet the March submission deadline, they will be supported by Barker College in achieving this.
C1 – Notify commencement of operation at least 48 hours before that date.	Non-compliance	As outlined in Appendix C, the Stage 1B timeline has been delayed with construction programme dates still being finalised. Notice will be sent to DPHI once

		dates are set, with commencement of operation also notified 48hours prior.
Condition	Observation	Response
A25 – PUDO audits to be undertaken within 12 month intervals of OTAMP implementation (March annually)	Observation	PUDO audit report to be lodged March 2027 for 2027 traffic audit.
A36 – Compliance Report for Stage 1A works issued to certifier	Observation	Barker College to prepare compliance report for issue to certifier.
D41 – Publish IEA V1.1 report on Barker Website	Observation	Barker College to publish audit report and response on Barker College website within 60 days.
D42 – Independent Audit Reports and the Applicant’s response to audit findings must be submitted to the Planning Secretary within 2 months of undertaking the independent audit site inspection	Observation	Barker College to finalise development programme for Stage 1B and submit amendment to varied independent audit schedule to reflect new programme and ensure IEA’s are undertaken and submitted in correct timeline.
E21 – Operational Landscape Management Plan	Observation	Due to the scope of works, the Certifier was satisfied that an Operational Landscape Management Plan was not required to be submitted prior to the issue of the OC for Stage 1A

Table 2 included as an Appendix outlines the proposed actions to resolve the non-compliances.

If you have any further questions, please do not hesitate to contact Georgia Gibson (02 8233 9924 or ggibson@urbis.com.au), or the undersigned.

Kind regards,



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Appendix D: Barker College – Response to Stage 1A Operational Audit Findings:

Table 2 Response to Stage 1A findings

Item	Ref (CoC)	Type	Details of Requirement and Audit Finding	Proposed or completed action	By whom and by when	Status / Auditee Response
IA_13	A2	Non-compliance	<u>Requirement:</u> <i>The development may only be carried out:</i> <i>(a) in compliance with the conditions of this consent;</i> <i>(b) in accordance with all written directions of the Planning Secretary;</i> <i>(c) generally in accordance with the EIS, RtS and additional information; and</i> <i>(d) in accordance with the approved plans in the table below.</i> <u>Non-Compliance:</u> Non-compliances were identified during this audit against Conditions A26, A27, A31, A32, and C1. Accordingly, the development was not fully carried out in compliance with the conditions of consent as required by Condition A2(a).	The auditee should address the individual non-compliances identified in this audit.	Auditee Within 8 weeks.	OPEN <i>Barker has addressed the non-compliances and observations in Table 1 of this letter, including outlining the proposed actions to resolve these matters.</i>
IA_37	A26	Non-compliance	<u>Requirement</u> A26. The Applicant must submit evidence to and obtain approval from the Planning Secretary, within	Ensure future OTAMP/GTP implementation evidence is submitted	Auditee	OPEN <i>2026 OTAMP & GTP will be</i>



			the 12 months of implementation of the OTAMP required by Schedule 3 condition E12 and the implementation of the GTP required by Schedule 3 condition E11 and then 5 consecutive years (at 12 months interval starting from the first year), demonstrating that: (a) the GTP has been implemented and that the proposed targets of mode of share have been achieved; or (b) alternative mode share targets have been agreed with the Planning Secretary and implemented; and (c) reduction in the car usage to the school has been achieved. Non-compliance: The updated OTAMP V03 and GTP V03, both dated 5 June 2026 and prepared by TTPP, were submitted to DPHI as implementation evidence under Condition A26. The DPHI letter dated 24 June 2026 confirms that the nominee of the Planning Secretary approved the updated OTAMP V03 and GTP V03 as implementation evidence under Condition A26 and agreed to the revised alternate mode share targets adopted in the updated GTP under Sub-condition A26(b). However, DPHI noted that the implementation evidence was not submitted for approval within 12 months of implementation of the OTAMP and GTP, as required by Condition A26. TTPP also advised that subsequent analysis and personnel changes within the study team resulted in an extensive delay in the completion of both the OTAMP and GTP.	to DPHI within the required 12-month timeline.	For future reference and action.	<i>lodged in September 2026 with A31 non-compliance notice. DPHI awareness.</i> <i>2027 audit planned to commence beginning of February to meet March deadline. Barker committed to supporting timely response.</i>
IA_38	A27	Non-compliance	<u>Requirement</u>	Ensure future PUDO audit results are submitted to the Planning Secretary	Auditee	OPEN

			A27. The Applicant must submit to the Planning Secretary the results of the audits required by Schedule 3 condition A25 (and the necessary mitigations / management measures implemented, if relevant), within 6 months of undertaking the audit, to verify the success of the Green Travel Plan (GTP) required to be prepared under Schedule 3 condition E11. <u>Non-compliance:</u> The OTAMP dated 5 June 2026 includes an audit of the PUDO zone undertaken by TTPP on 28 May 2025. DPHI noted that the PUDO zone site audit results were not submitted to the Department within 6 months of completing the audit, as required by Condition A27. TTPP also advised that subsequent analysis and personnel changes within the study team resulted in an extensive delay in the completion of both the OTAMP and GTP.	within 6 months of completing the audit. 	For future reference and action.	<i>As above. Future post approval traffic management audits will meet required March lodgement date through collaboration with Barker and TTPP.</i>
IA-42	A31	Non-compliance	<u>Requirement</u> A31. The Planning Secretary must be notified through the major projects portal within seven days after the Applicant becomes aware of any non-compliance. The Certifier must also notify the Planning Secretary through the major projects portal within seven days after they identify any non-compliance <u>Non-compliance:</u> IEA1 was undertaken on 13 August 2025 and the updated of the report v1.1 dated 13/7/26 identified 7 non-compliances. Evidence demonstrating that these non-compliances were notified to the Planning	Provide evidence that the non-compliances identified in IEA1 version 1 and version 1.1. were notified through the Major Projects Portal within 7 days.	Auditee Within 4 weeks.	OPEN <i>Subject letter contains A31 Non-compliance notice.</i>

Secretary through the Major Projects Portal in accordance with Condition A31 has not been provided.

Separately, Urbis prepared a letter to DPHI dated 23 June 2026 notifying the Planning Secretary of a non-compliance relating to the timing of the Stage 1A Operational Independent Environmental Audit. The letter also requested an amendment to the varied Independent Environmental Audit schedule.

A Post Approval Form was provided confirming lodgement of this notification through the Major Projects Portal.

IA-43	A32	Non-compliance	<u>Requirement</u> A32. The notification must identify the development and the application number for it, set out the condition of consent that the development is non-compliant with, the way in which it does not comply and the reasons for the non-compliance (if known) and what actions have been, or will be, undertaken to address the non-compliance. <u>Non-compliance:</u> IEA1 was undertaken on 13 August 2025 and the updated of the report v1.1 dated 13/7/26 identified 7 non-compliances. Evidence demonstrating that these non-compliances were notified to the Planning Secretary through the Major Projects Portal in accordance with Condition A31 has not been provided. Separately, Urbis prepared a letter to DPHI dated 23 June 2026 notifying the Planning Secretary of a non-compliance relating to the timing of the Stage 1A Operational Independent Environmental Audit. The letter also requested an amendment to the varied Independent Environmental Audit schedule.	Provide evidence that the non-compliance identified within IEA1 version 1 and version 1.1. were notified through the Major Projects Portal as well as the reasons for the non-compliances and actions to be taken.	Auditee Within 4 weeks.	OPEN <i>Subject letter contains A31 Non-compliance notice, with background and proposed actions outlined.</i>
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A Post Approval Form was provided confirming lodgement of this notification through the Major Projects Portal.

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IA_48	C1	Non-Compliance	<u>Requirement</u> C1. The Applicant must notify the Planning Secretary in writing of the dates of the intended commencement of construction and operation at least 48 hours before those dates. <u>Non-compliance:</u> The notified commencement of operation of Stage 1A was 16 January 2026. The Planning Secretary was subsequently notified by Urbis in a letter dated 7 May 2026. The letter acknowledges that notification of commencement had not been provided at least 48 hours before commencement of operation as required by Condition C1.	The Applicant must notify the Planning Secretary in writing of the dates of the commencement of operation at least 48 hours before that date.	Auditee For future reference and action.	OPEN <i>Noted. Stage 1B timeline still being finalised, notice will be sent to DPHI once set.</i>
IA_36	A25.	Observation	<u>Requirement</u> A25. A suitably qualified independent traffic consultant must undertake an audit of the PUDO zone, at 12 months of implementation of the OTAMP required by Schedule 3 condition E12 and rationalisation of the PUDO. The audit must: (a) include traffic counts at the PUDO zone during the AM and PM school peak periods; and (b) demonstrate that the proposed PUDO zone: (i) is adequate to cater for the school traffic; (ii) does not result in queuing across College Crescent and the adjoining intersections to the west of College Crescent; and (iii) does not impede the movement of passing vehicles or other emergency vehicles on College Crescent, Clarke Road and the surrounding roads. <u>Observation</u>	Ensure future PUDO audits are undertaken within 12 months of implementation of the OTAMP.	Auditee For future reference and action.	OPEN <i>Noted.</i>

The OTAMP dated 5 June 2026 includes an audit of the PUDO zone undertaken by TTPP on 28 May 2025 during the AM and PM school peak periods. The audit found that the PUDO zone was operating adequately, with queues contained within the school and no impediment to passing or emergency vehicles.

However, DPHI noted that the PUDO zone audit was not undertaken within 12 months of implementation of the OTAMP, as required by Condition A25. The exact date of implementation of the OTAMP and PUDO zone was not provided in TTPP's response.

IA_47	A36.	Observation	<u>Requirement</u>	Auditee to provide a copy of the Compliance Report covering Stage 1A of the works.	Auditee	OPEN
			A36. Within three months of the notified date of commencement of operation of Stage 1, a Compliance Report must be submitted and approval obtained from the Certifier confirming that the development has been carried out in accordance with the conditions of this consent.			
			<u>Observation</u>		Within 4 weeks.	<i>Barker to prepare compliance report for issue to certifier. A31 contained in subject letter.</i>
			Operation of the Stage 1A works commenced on 16 January 2026. Therefore, the requirement under Condition A36 to submit a Compliance Report within three months of commencement of operation has been triggered. Evidence of the Compliance Report covering Stage 1A of the works has not been provided to the auditor for verification.			
IA_52	D_41	Observation	<u>Requirement</u>	Auditee to make sure they publish IEA V1.1 within 60 days of receiving this audit report.	Auditee	OPEN
			D41. In accordance with the specific requirements in the Independent Audit Post Approval Requirements (2020), the Applicant must: (a) review and respond to each Independent Audit Report prepared under Schedule 3 condition D38 of this consent;			
			(b) submit the response to the Planning Secretary and the Certifier; and		For future reference and action.	<i>Barker to publish IEA V1.1 report on website within 60 days.</i>



(c) make each Independent Audit Report and response to it publicly available within 60 days of submission to the Planning Secretary, unless otherwise agreed by the Planning Secretary.

Observation

The auditee had submitted a response to Department on the IEA Report version 1 on 14/10/25

The Applicant has provided an updated response to the findings of Independent Environmental Audit Report No. 1, Version 1.1 dated 13/7/26. The updated auditee response was actioned on 14 July 2026.

Auditee to make sure they publish IEA V1.1 within 60 days

IA_53	D42	Observation	<u>Requirement</u> D42. Independent Audit Reports and the Applicant's response to audit findings must be submitted to the Planning Secretary within 2 months of undertaking the independent audit site inspection as outlined in the Independent Audit Post Approval Requirements (2020), unless otherwise agreed by the Planning Secretary. <u>Observation</u> The Stage 1A construction IEA site inspection was undertaken on 13 August 2025. The corresponding IEA report was submitted to the Department on 5 May 2026, which was outside the two-month timeframe required by Condition D42. In the letter dated 30/7/2026 Urbis advised that the delay was due to a transition in project management responsibilities and administrative issues associated with the transfer of the Major Projects Portal account.	Auditee to ensure future Independent Audit Reports and responses are submitted to the Planning Secretary within two months of the audit site inspection.	Auditee For future reference and action.	OPEN <i>Noted.</i>
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Following issue of the updated Independent Environmental Audit Report No. 1, Version 1.1 dated 13 July 2026, the Applicant provided an updated response to the Department addressing the findings, dated 14 July 2026.



IA_75	E21.	Observation	<u>Requirement</u> E21. Prior to the issue of any relevant occupation certificate, the Applicant must prepare and submit to the Certifier for approval, and Operational Landscape Management Plan, to manage the revegetation and landscaping on-site, to the satisfaction of the Certifier. The plan must describe the ongoing monitoring and maintenance measure to manage revegetation and landscaping. <u>Observation</u> The Occupation Certificate package includes a Certificate Register confirming that the finished landscaping was completed in accordance with the approved Development Consent (SSD-31822612 Conditions E20 and E21) and the approved Construction Certificate drawings, and was certified by 360 Degrees Landscape Architects Pty Ltd on 19 September 2025. However, Operational Landscape Management Plan has not been provided	Auditee to provide evidence submission of an Operational Landscape Management Plan.	Auditee Within 4 weeks.	OPEN
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